

THOMPSON CROSSING METROPOLITAN DISTRICT NOS. 3-6

**CONSOLIDATED 2022 ANNUAL REPORT
TO
THE TOWN OF JOHNSTOWN, THE DIVISION OF LOCAL GOVERNMENT, THE
COLORADO STATE AUDITOR, AND
THE LARIMER COUNTY CLERK AND RECORDER**

Pursuant to Section 32-1-207(3)(c), C.R.S., the Thompson Crossing Metropolitan District Nos. 3-6 (the “Districts”) are required to submit an annual report for the preceding calendar year commencing in 2023 for the 2022 calendar year to the Town of Johnstown (the “Town”), the Division of Local Government, the state auditor, and the Larimer County Clerk and Recorder.

For the year ending December 31, 2022, the Districts make the following report:

(a) Boundary changes made.

Thompson Crossing Metropolitan District Nos. 2, 3, 4, and 6 did not make any boundary changes during the year ending December 31, 2022.

On November 15, 2021, Clayton Properties Group II, Inc. petitioned Thompson Crossing Metropolitan District No. 5 (“District No. 5) to exclude real property (the “Tract N Property”) from the boundaries of District No. 5. On December 15, 2021, the Board of Directors of District No. 5 approved a resolution ordering the exclusion of real property from the boundaries of District No. 5. On December 28, 2021, the Larimer County District Court granted an order for the exclusion of the Tract N Property from the boundaries of District No. 5, and that order was recorded in the office of the Larimer County Clerk and Recorder on January 7, 2022 at Reception No. 20220001650 .

(b) Intergovernmental agreements entered into or terminated with other governmental entities.

The Districts did not enter into or terminate any intergovernmental agreements during the year ending December 31, 2022.

(c) Access information to obtain a copy of rules and regulations adopted by the boards.

For information concerning rules and regulations adopted by the Districts please contact the Districts’ General Counsel:

Jennifer L. Ivey, Esq.
Icenogle Seaver Pogue, P.C.
4725 S. Monaco St., Suite 360
Denver, CO 80237
Phone: (303) 292-9100

(d) A summary of litigation involving public improvements owned by the special districts.

There was no litigation involving public improvements owned by the Districts during the year ending December 31, 2022.

(e) The status of the construction of public improvements by the special districts.

Construction of public improvements continued, as contemplated by the Service Plan for the Districts, including construction of the Thompson River Ranch Community Center and Aquatics Area by Thompson Crossing Metropolitan District No. 3.

(f) A list of facilities or improvements constructed by the special districts that were conveyed or dedicated to the county or municipality.

No facilities or improvements constructed by the Districts were conveyed or dedicated to the Town or to Larimer County during the year ending December 31, 2022.

(g) The final assessed valuation of the special districts as of December 31 of the reporting year.

The final assessed valuation for the Districts, as of December 31, 2022, is as follows:

Thompson Crossing Metropolitan District No. 3:	\$1,432
Thompson Crossing Metropolitan District No. 4:	\$25,596,077
Thompson Crossing Metropolitan District No. 5:	\$4,335
Thompson Crossing Metropolitan District No. 6:	\$5,320,519

(h) A copy of the current year's budgets.

Copies of the Districts' 2023 Budgets are attached hereto as **Exhibit A**.

(i) A copy of the audited financial statements, if required by the "Colorado Local Government Audit Law", part 6 of article 1 of title 29, or the application for exemption from audit, as applicable.

Copies of the audits for Thompson Crossing Metropolitan District Nos. 3, 4, and 6 for the year ending December 31, 2022 are attached hereto as **Exhibit B**. A copy of Thompson Crossing Metropolitan District No. 5's Application for Exemption from Audit for the year ending December 31, 2022 is attached hereto as **Exhibit C**.

(j) Notice of any uncured defaults existing for more than ninety days under any debt instrument of the special district.

As of December 31, 2022, the Districts did not receive any notices of uncured defaults existing for more than ninety (90) days under any debt instrument.

(k) Any inability of the special district to pay its obligations as they come due under any obligation which continues beyond a ninety-day period.

As of December 31, 2022, the Districts did not have any inability to pay its obligations as they come due under any obligation which continued beyond a ninety (90) day period.

EXHIBIT A
2023 Budgets

EXHIBIT B
2022 Audits

EXHIBIT C
Application for Exemption from Audit